

Chairperson Scott Hickle  
Vice-Chairperson Pete Bienski  
Parliamentarian Nancy Hardeman



Commissioners  
Leo Gonzalez  
Bobby Gutierrez  
Kyle Incardona  
Kevin Krolczyk  
Prentiss Madison  
Robert Swearingen

## AGENDA

**BRYAN PLANNING AND ZONING COMMISSION  
REGULAR MEETING  
THURSDAY, JUNE 4, 2015 – 6:00 P.M.  
COUNCIL CHAMBERS, BRYAN MUNICIPAL BUILDING  
300 SOUTH TEXAS AVENUE, BRYAN, TEXAS**

- 1. CALL TO ORDER.**
- 2. PLEDGE OF ALLEGIANCE TO THE U.S. FLAG.**
- 3. HEAR CITIZENS.**
- 4. RECOGNITION OF AFFIDAVITS FILED IN RESPONSE TO STATE LAW ON DISCLOSURE OF LOCAL OFFICIAL'S CONFLICT OF INTEREST.**

*All matters listed under Item 5, Consent Agenda, are considered routine by the Planning and Zoning Commission and will be enacted by one motion. All items approved by Consent are approved with any and all staff recommendations. There will not be separate discussion of these items. If the Commission desires to discuss an item on the Consent Agenda it will be moved (at the request of two Commissioners) to the Regular Agenda for further consideration.*

**5. CONSENT AGENDA.**

- a. Approval of minutes from the [joint meeting](#) with the City of College Station's Planning and Zoning Commission on May 18, 2015, as well as from the [workshop](#) and [regular](#) meetings on May 21, 2015.**
- b. Final Plat [FP15-09](#): Mini Plaza Subdivision**  
*Proposed Final Plat of Mini Plaza Subdivision, being 0.775 acres of land out of J.E. Scott League, A-50 and located at the south corner of W. North and South College Avenues in Bryan, Brazos County, Texas Brazos County, Texas. (M. Hilgemeier) [Drawing](#)*

*All matters listed on the regular agenda below are subject to individual staff presentations, discussion, and possible action by the Planning and Zoning Commission.*

**6. REQUESTS FOR APPROVAL OF ZONING CHANGES – A PUBLIC HEARING WILL BE HELD FOR EACH ITEM (Commission makes recommendation; City Council has final approval).**

**a. Rezoning [RZ15-05](#): Bona Fide Acquisitions, LLC**

*A request to change the zoning classification of 4.425 acres from a combination of South College – Business District (SC-B) and South College – Residential District (SC-R) to Planned Development – Housing District (PD-H) on 4.425 acres of land out of the J.E. Scott League, A-50, adjoining the west side of Old College Road between South College and Mobile Avenues in Bryan, Brazos County, Texas. (M. Hilgemeier) [Drawing](#)*

**b. Rezoning [RZ15-08](#): Adam Development Properties, LP**

*A request to amend the development plan of a previously-approved Planned Development – Mixed Use District (PD-M), to define a newly permitted residential land use, and to establish the location within the development such use is proposed to be permitted, on 83 acres of land out of J.W. Scott League generally adjoining the north side of Boonville Road (F.M. 158) between Miramont Boulevard and Copperfield Drive in Bryan, Brazos County, Texas (R. Haynes)*

**c. Rezoning [RZ15-11](#): NN Out Properties, Ltd.**

*A request to change the zoning classification from Residential District – 5000 (RD-5) to Planned Development District – Housing (PD-H), to allow up to 7 townhouse units on 0.23 acres of land located at the northeast corner of West 31<sup>st</sup> Street and Parker Avenue, currently addressed as 204 – 206 West 31<sup>st</sup> Street, being parts of Lots 1, 2 and 3 in Block 114 of the Bryan Original Townsite in Bryan, Brazos County, Texas. (R. Haynes) [Drawing](#)*

**7. REQUESTS FOR APPROVAL OF VARIANCE TO STANDARDS OF ARTICLE VIII (CORRIDOR OVERLAY STANDARDS) OF THE LAND AND SITE DEVELOPMENT ORDINANCE (BRYAN CODE OF ORDINANCES CHAPTER 62) – A PUBLIC HEARING WILL BE HELD FOR EACH ITEM (Commission has final approval; applicants may direct appeals to City Council).**

**a. Planning Variance [PV15-03](#): S. Dhuka, LLC**

*A request for approval of a variance from Section 62-593, Lot and Setback Standards, of the City's Land and Site Development Ordinance, which requires that all off-street parking, maneuvering, and loading areas on property zoned South College – Business District (SC-B) be located to the rear of the property, behind any structures, in conjunction with the planned redevelopment of a convenience store on property currently addressed as 3800 and 3814 South College Avenue, being 0.775 acres of land located at the south corner of North and South College Avenues in Bryan, Brazos County, Texas. (R. Haynes) [Drawing](#)*

**8. ADJOURN.**

*The Planning and Zoning Commission reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by Texas Government Code Section 551.071 (Consultation with Attorney).*

*The next regular meeting of the Planning and Zoning Commission is scheduled for Thursday, June 18, 2015 at 6:00 p.m.*

FOR INFORMATION ON SIGN LANGUAGE INTERPRETATION, TDD OR OTHER TRANSLATION OR ACCESSIBILITY INFORMATION, PLEASE CONTACT THE CITY OF BRYAN COMMUNICATIONS DEPARTMENT AT (979) 209-5120 AT LEAST 48 HOURS BEFORE THE SCHEDULED TIME OF THE MEETING SO THAT YOUR REQUEST MAY BE ACCOMMODATED.

*Para información en la interpretación de lenguaje por señas, TDD o otra información de traducción o accesibilidad, por favor contacte al Departamento de Comunicaciones de la Ciudad de Bryan al (979) 209-5120 por lo menos 48 horas antes del tiempo planificado de la reunión para que su petición pueda ser acomodada.*